



BURR RIDGE SUBDIVISION ORDINANCE

SECTION IX LANDSCAPING DESIGN REQUIREMENTS

A. Submittal of Landscaping Plan

Anyone subdividing property subject to this Ordinance shall submit a landscaping plan in conjunction with the required final engineering plan. All landscaping plans shall comply with the requirements contained herein. All improvements shown on the landscaping plan and required herein shall be constructed as required by this Ordinance.

B. Purpose and Intent

The design specifications provided in this Section are intended to provide guidelines for the conceptual and final design of all required and proposed landscaping improvements. Where specific guidelines are not provided and where discretion is required, such discretion shall reside with the Board of Trustees and the Community Development Director. The Board of Trustees shall have sole authority to approve modifications to this Section except where such authority is specifically delegated by the terms of this Ordinance.

C. Right-of-Way Landscaping

1. Cul-de-sac turnarounds shall have a curbed landscaped island concentric with the radius point of the outside curb of the cul-de-sac. Turnaround islands shall be graded, sodded and planted with shade trees consistent with those permitted in parkways. The Village Board, upon recommendation from the Village Forester, may approve decorative landscaping in the, turnaround islands provided that the landscaping will be aesthetic and properly maintained by parties other than the Village and that the landscaping will not block sight lines around and through the island as determined by the Village Engineer. Parkway trees around the perimeter of cul de sac turnarounds shall be setback from the curb line as far as possible.
2. Landscaped parkways shall be required on both sides of all streets. They shall be graded and prepared for seeding by the subdivider with at least four (4) inches of top soil. Median strips in streets shall be considered as parkways All median strips shall be bordered by a Type B6.12 curb and gutter with storm draining inlets where needed, as approved or unless otherwise directed by the Village Engineer. Ground cover consisting of seed or sod and parkway trees shall be provided in all parkways as described in Section IX.F.3, below.

D. Retaining Walls

Retaining walls may be used when determined appropriate by the Village Engineer for purposes of stormwater management or when determined appropriate by the Village Forester for purposes of tree preservation. Details of any proposed retaining walls shall be



provided on both the final engineering and landscaping plans and shall comply with the following:

1. Natural cut stone shall be the construction material employed for all retaining walls located within a right-of-way, or easement dedicated to and maintained by the Village, or common area of a subdivision such as a detention outlot. Pre-cast segmental block retaining wall systems are not permitted. (Amended by A-894-01-10)
2. Retaining walls shall not exceed 42 inches in height measured from the top of grade at the bottom of a wall to the top of the wall except when written approval is obtained from the Village Engineer. In such cases where retaining walls may exceed 42 inches in height, a safety rail or other suitable barrier may be required at the top of the wall.
3. Terraced retaining walls shall be permitted where each section of the wall does not exceed 42 inches in height and a minimum of 36 inches is provided between each face of the retaining walls.
4. Retaining walls surrounding a stormwater detention or retention pond shall not exceed 10% of the circumference of the detention or retention pond as measured at the normal water level. (Amended by A-894-01-10)
5. Final engineering submittals must include a complete geotechnical report and a structural engineering report, signed and sealed by a licensed, professional Structural Engineer. The Final Engineering plans must include proposed wall details, including bedding conditions, minimum bedding compaction densities, minimum bedding bearing capacities, and specific requirements regarding placement of retaining wall stones, linking, placement of geogrid, laybacks, and overburden slope parameters. The engineering plans must be signed and sealed by a licensed, professional, Structural Engineer. (Amended by A-894-01-10)
6. The developer must retain the services of a materials testing consultant to ensure proper compaction and to certify that materials and methodologies are compliant with the structural and geotechnical requirements in the approved plan. The as-built engineering plans shall include a certification and SE stamp which documents the same. (Amended by A-894-01-10)

E. Detention/Retention Areas, Outlots, and Similar Areas

Detention areas, outlots, and similar areas (hereinafter referred to as outlots) shall be landscaped in a manner consistent with landscaping of private lots in the Village of Burr Ridge and to enhance outlots as open space amenities. Landscaping plans for outlots shall be provided with the final engineering plans to be reviewed and approved by the Community Development Director and the Village Engineer. Landscaping plans shall include installation specifications and details, a plan for the establishment of the plants, and a long term maintenance plan and specifications. The long term maintenance plans shall specify timely replacement of any plants that die. In addition, landscaping of outlots shall comply with the following:

1. With the exception of well defined planting beds, outlots shall be seeded or sodded with an appropriate turf grass comparable to that used in typical single-family residential



- yards. The Village Engineer may require sodding of side slopes and detention bottoms as determined appropriate.
2. Native grasses or prairie plantings may only be used when expressly permitted by the Board of Trustees upon recommendation from the Village Engineer and only for a subdivision that will have a homeowners association which has perpetual maintenance responsibility. The Board of Trustees may require a letter of credit or other security separate from the subdivision improvement security to ensure that native landscaping is properly established and maintained.
 3. Perimeter landscaping shall include shade trees, ornamental trees, shrubs and similar landscaping. At a minimum, perimeter landscaping of outlots shall include the following:
 - a. Planting beds with a mix of canopy/shade, evergreen, and ornamental trees as well as deciduous shrubs, ornamental grasses, and flowering plants next to interior side and rear yards of adjacent private lots in an amount that will provide continuous (but not necessarily opaque) landscaping.
 - b. Planting beds with a mix of canopy/shade, evergreen, and ornamental trees as well as deciduous shrubs, ornamental grasses, and flowering plants extending along approximately 50% or more of the front or corner side yards of an outlot and along approximately 50% or more of the lot line next to the front yards of adjoining private lots.
 4. Pond overflow spillways shall provide a minimum of one foot of freeboard and shall be protected by a "turfstone" type of erosion control application on and over the spillway.

F. Development Trees

It is the intent of this Section to ensure that the streets (whether public or private) in all new developments, including subdivisions, land divisions, planned unit developments, and all other developments of any kind (herein collectively referred to as "developments") approved by the Village of Burr Ridge are landscaped in such a manner as to ameliorate the impact of development on the natural setting and adjacent properties, and to provide an environment which will protect and improve property values. At the same time, the requirements of this Section are intended to minimize those factors which could result in increased development or maintenance costs for the developer and, in future years, for the Village and its taxpayers.

1. General Provisions - Incorporation of Standards

Performance standards for activities required under this Section shall be in accordance with the then latest available revision of the applicable standards as herein described, unless specific exceptions are approved by the Village Administrator upon receipt of a recommendation from the Village Forester or a Certified Arborist retained by the Village. Said standards, including those contained in the American National Standards Institute publication Z133.1 ("American National Standard for Tree Care Operations - Pruning, Trimming, Repairing, Maintaining, and Removing Trees, and Cutting Brush - Safety Requirements"), and "American Standard for Nursery Stock", published by the American Association of Nurserymen, as such may be amended from time to time, be and are hereby incorporated and adopted by reference as the standards of the Village of



Burr Ridge for the purposes of this Section. At least 3 copies of such standards, including any subsequent amendments thereto, shall be on file with the Village Clerk and made conveniently available for public inspection, use and examination, and 3 copies have been on file and available for public use, inspection and examination in the office of the Village Clerk for a period of at least 30 days prior to the adoption hereof.

2. Protection of Existing Trees

- a. As a precondition to the approval by the Village of the pattern of streets, parking or other paved areas, and the location of utilities, the developer shall submit a plan which includes detailed information regarding existing trees. The above plans shall be reviewed by the Village Engineer and Village Forester who, in consultation with the developer, shall recommend modifications to the site development plans.
 - (1) It shall be the purpose and intent of this review to maximize the number of trees which can be preserved without reducing the number of buildings or lots which would otherwise be permitted and without unreasonably increasing the cost of development.
 - (2) No site plan or Preliminary Plat shall be approved until all requirements herein set forth have been complied.
- b. All site grading plans, preliminary plats and preliminary engineering plans shall include a plan, drawn to the same scale as all other plats or plans, showing the following
 - (1) The location, size, species and condition of all existing trees 8" D.B.H (as measured 4.5' above the ground) and larger. Said plan shall distinguish between existing trees that are proposed to be preserved at their present location, destroyed, relocated or replaced.
 - (2) The location of all proposed tree fencing.
 - (a) Fencing for areas of trees to be preserved must be continuous in order to completely separate the construction area and the areas of trees to be preserved.
 - (b) No attachments, fences or wires, other than approved materials for tree bracing, guying or wrapping, shall be attached to any trees to be preserved during any of the construction period.
 - (c) All fencing shall be secured to metal posts driven into the ground at intervals of no greater than ten feet (10').
 - (3) The areas for the placement of excavation spoils which will not be immediately removed from the development property.
 - (4) The proposed measures, including, but not limited to, auguring, root pruning, crown reduction, that are to be taken to minimize construction impact on those trees remaining on the site.
- c. Following approval of the site plan or Preliminary Plat, the final plans and specifications to be submitted as required by Section V of this Ordinance shall include any revisions required by the Village to comply with the above provisions.



- d. Prior to approval by the Village Engineer of the final plans and specifications, as set forth in Section V of this Ordinance, the Village Forester shall complete the review of all matters relating to the removal, relocation or preservation of existing trees.
 - (1) When all aspects of the plans have been approved by the Village Forester, the developer shall be notified to stake the property for inspection and to clearly identify and tag all trees which are proposed to be removed and/or relocated. Staking shall delineate all roadways, driveways, walkways, utilities, detention/retention areas or other areas where significant grading or excavation will occur.
 - (2) The Village Forester will complete an inspection of the staking and tagging within two (2) working days of notification to the Village by the developer that the staking and tagging is ready for inspection. Following any revisions to the plans which are required as a result of this inspection and following any corrections to the staking or tagging, as required following the site inspection, including reinspection thereof, the Village Forester shall notify the Village Engineer in writing of his approval of the plans.
 - e. Until such time as the required plans and specifications are approved by the Village Engineer and until such time as the Final Plat is approved by the Board of Trustees, the developer shall ensure that all staking and tagging, as set forth above, remains undisturbed.
 - f. Following approval of the required plans and specifications, approval of the Final Plat and the posting of the letter of credit to guarantee completion of the required improvements, the developer shall notify the Village Engineer in writing at least five (5) working days in advance of the date when site preparation work is scheduled to begin. Site preparation shall be strictly limited to the following, in the order listed:
 - (1) Installation of all tree fencing required by the approved plans and specifications.
 - (2) Clearing from the site of only those trees and other vegetation indicated for removal on the approved plans and specifications.
 - (3) Root pruning, crown reduction and other tree preservation measures required by the approved plans and specifications.
 - g. Before the date indicated by the developer for the start of site preparation work, the Village forester shall re-inspect the staking and tagging required herein to ensure that it has remained as approved. Only after the Village Forester has reported that all staking and tagging is acceptable will the Village Engineer notify the developer in writing that site preparation may proceed.
 - h. No grading or installation of underground improvements shall be authorized by the Village until all site preparation work is completed and approved, following an inspection by the Village Forester.
3. Required Trees - Plan Approval
- a. Street Trees



- (1) The developer shall submit a street tree planting plan, prepared at the same scale as the engineering plans, for approval by the Village. Included on the face of said plan shall be a calculation of the number of trees required to comply with the provisions herein, including the method of calculation. Said plan shall be submitted after approval of the Preliminary Plat, at the same time that engineering plans and specifications are submitted.
- (2) Trees shall be planted within the existing or proposed street rights-of-way along all streets where the number of healthy trees that exist do not conform to the requirements below. This requirement shall include the developer's side of any existing street which the development adjoins.
- (3) All trees selected shall be grown in a nursery located in the northern half of the State of Illinois. The grade of all planting stock shall be in conformance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen. Park grade trees shall not be allowed. The Village reserves the right to inspect and tag trees selected by the developer at the nursery before any trees are dug.
- (4) All trees selected shall be healthy and shall be free of insects and diseases, bark bruises and scrapes on the trunk or limbs before and after planting.
- (5) Each tree selected shall be consistent in form and character with the species and shall have a straight trunk with limbs not lower than six feet (6') above the ground.
- (6) All trees selected shall have a trunk diameter, measured six inches (6") above the ball, of not less than three inches (3").
- (7) Trees to be planted in the parkway shall be spaced no more or less than forty feet (40') apart, unless otherwise approved. They shall be no closer than:
 - (a) Five feet (5') back from the curb or, in the case of streets without curbs, five feet (5') back from the pavement edge or from the edge of any swale or ditch.
 - (b) Forty feet (40') from the nearest corner of the pavement of intersecting streets, said distance to be measured away from the corner along both of the streets.
 - (c) Ten feet (10') from driveways.
 - (d) Fifteen feet (15') from street lights.
 - (e) Five feet (5') from fire hydrants, buffalo boxes, vaults, and the like.
 - (f) Five feet (5') from sidewalks, unless otherwise required or approved.
- (8) The size and spacing requirements of this Section may also be satisfied, if approved by the Village, if trees, ranging in size from two and one-half inches (2-1/2") to five inches (5") exist, are planted, or a combination of these, in a naturalistic manner compatible with existing trees and terrain in the rights-of-way or within street tree easements in favor of the Village located within the first ten feet (10') of each lot immediately adjoining the



right-of-way. Such easement shall be on the Final Plat in a form and substance satisfactory to the Village Attorney. Provided, however, the total inches of trees to be planted shall comply with the requirements of this Section (i.e. number of trees required at forty foot spacing, times three inches per tree).

b. **Planned Developments, Including Clustered Single Family Detached Residences, Townhouses, Etc.**

(1) The developer shall submit plans and specifications for the site and, if appropriate, information relating to landscaping of adjacent or surrounding areas affected by the proposed development. Such plans and specifications shall be prepared and signed by a professional landscape architect. These plans shall include:

- (a) Distribution of plant material; location, quantity and key number of each species of plant in each group; outline of all lawn areas, areas to be seeded, sodded or sprigged; existing trees, if any, to be preserved, transplanted or removed; kind, size and work involved as related to slope control and/or physical environment.
- (b) List of plant material giving standard botanical plant names and key number for each variety for reference to plan and, in addition, the size, quality or other pertinent description common to the trade.
- (c) A specification describing the methods for planting the areas to be landscaped with special emphasis on: soil preparation, fertilization, plant material and methods of planting; and initial maintenance of the plant material and slopes until a specified percentage of plant coverage is established uniformly on the cut and fill slopes.
- (d) A statement by the landscape architect regarding the length of time after planting, with the specified maintenance normally required, to produce the specified percentage of plant coverage on the slopes in the slope control areas; the additional length of time, without any special maintenance, normally required to produce a coverage of permanent planting which will control erosion; and landscape maintenance and plant replacement specifications.
- (e) Details of all items and features pertaining to site preservation and improvements such as retaining walls and tree wells.
- (f) Such other and further details as may be specified and required by the Village to carry out the purposes of this Section.

4. **General Standards for Tree Planting**

All required trees shall be planted during the first spring or fall planting season immediately following installation of the required underground improvements, curbs and gutters and roadway base, subject to prior written approval by the Village Forester.

a. **Planting Seasons**

(1) The fall planting season shall be from October 1 to December 1.



- (2) The spring planting season shall be from March 15 to May 15.

b. Planting Standards

- (1) Trees shall be balled and burlapped and shall not be dug for removal from the nursery until immediately prior to their planting.
- (2) The planting hole shall be twelve inches (12") larger in diameter than the diameter of the ball.
- (3) All trees shall be hand planted and planted straight.
- (4) The tree shall be planted the depth at which it was growing in the nursery. The ball shall be placed in undisturbed soil on the bottom of the hole to prevent settling.
- (5) In most instances, the backfill around the ball shall be the same soil as that which was removed from the hole; however, in cases where rocks, stones, etc. are encountered, topsoil shall be used.
- (6) Any excess soil, debris or trimmings shall be removed from the planting site immediately upon completion of planting.
- (7) Where necessary, trees shall be staked to ensure that they remain straight.
- (8) All tags, wires, plastic ties and wire baskets shall be removed from each tree.
- (9) Tree holes may be machine dug; but if any existing lawn is damaged, it shall be the responsibility of the developer to restore the lawn to its original condition, using sod. The sides of all holes that are machine dug shall be hand-shaped to eliminate glazing.

5. Permitted Species and Diversity of Species

- a. A list of permitted plant species shall be maintained by the Village Forester. The approval of a species for a particular site shall be dependent upon the following criteria:
 - (1) Compliance with permitted species list.
 - (2) Compatibility of the species with the site.
 - (3) The overall species balance in the immediate area, as well as the overall species balance in the Village.
- b. The tree planting plan for a subdivision shall provide a diversity of species, genus and taxonomic families. Trees planted shall not exceed more than 10% of one species, 20% of any genus and 30% of one taxonomic family.



6. Prohibited Species

The following plant species shall not be planted on any public street, parkway, or other municipally-owned property:

<u>Botanic Name</u>	<u>Common Name</u>
Acer negundo	Box Elder
Acer saccharinum	Siler Maple
Ailanthus altissima	Tree of Heaven
Catalpa speciosa	Catalpa
Coniferales ord.	Evergreens of any type
Crataegus spp.	Hawthorn (varieties with thorns)
Elaeagnus spp.	Russian Olive
Franxinus spp.	Ash of any type
Ginko biloba (female)	Female Ginko
Juglans spp.	Walnut of any type
Maclura pomifera	Osage Orange
Malus pumila	Apple
Morus spp.	Mulberry
Populus spp.	Cottonwood, Poplar, Aspen
P. alban nives	Silver White Poplar
Prunus spp.	Cherry plum
Pyrus calleryana 'Bradford'	Bradford Pear
Quercus palustris	Pin Oak
Rhamnus spp.	Buckthorn of any type
Robinia pseudoacacia	Black Locust (varieties with thorns)
Salix spp.	Willow
Ulmus spp.	Elms of any type (unless DED resistant)
Coniferales ord.	Evergreens of any type

7. Required Maintenance

Throughout the installation of the required improvements, the developer shall be fully responsible for the preservation and protection of those existing trees identified on the approved plans and specifications. In addition, the developer shall be fully responsible for the maintenance in a healthy, flourishing condition of all trees required to be planted until the end of the two-year maintenance period (which is required by this Ordinance for all improvements) following acceptance of the improvements by the Village. In the case of those trees which are replaced during the two-year maintenance period and which will not have been in the ground for two years at the expiration of the two-year maintenance period (the time required to ensure the Village that they will continue to flourish once they are being maintained by the Village), the developer shall be required to post cash with the Village as a guarantee, as set forth in subsection e below.

- a. At a minimum, the following schedule of specific maintenance activities shall be observed:
 - (1) April - All tree wrap shall be removed and trees shall be fertilized and mulched and checked for settling, straightness and soil moisture.
 - (2) April thru August - Trees shall be inspected and treated as needed to ensure that they remain free of disease and/or insect infestation.



- (3) June thru August - Trees shall be watered on a regular schedule to prevent drought stress and to ensure healthy growth. Care should be taken not to over-water.
 - (4) Before November 1 - The trunks of all trees shall be wrapped to prevent winter bark damage by the elements and/or animals. Trees shall be pruned (as needed), fertilized and mulched.
 - b. In order to ensure that trees are maintained in the manner required, the Village shall cause all new development trees, including the existing trees to be preserved and protected, to be inspected by the Village Forester on a periodic basis. The findings of the Village Forester shall be reported to the developer with specific requirements for corrective action, which shall be immediately implemented by the developer. The Village Forester shall also maintain a record of those trees replaced and the date of their replacement.
 - c. Since the building construction activities associated with the new development can endanger the well-being of those trees planted by the developer, as well as those trees which are to be preserved and protected, developers are encouraged to require individual builders or contractors to post bonds with them which can be used to pay for tree replacement, if necessary. In no event, shall the Village assume the role of arbitrator in determining the party responsible for tree damage. Notwithstanding the above, the developer shall remain responsible for the health and vitality of all trees required to be planted or preserved and protected until the end of the required maintenance period set forth in this Ordinance and in Chapter 57 of the Burr Ridge Municipal Code.
 - d. The developer shall be required to replace those trees which have become so damaged, deformed, diseased or otherwise unhealthy that the Village has good reason to believe they cannot survive in good condition. The determination of the Village shall be based on the recommendation of the Village Forester and shall be final.
 - (1) Where tree replacement is required by the Village, planting shall occur during the current planting season, if possible, and, if not, then in the next planting season following notification by the Village.
 - (2) The size and quality of replacement trees shall be equal to or better than the size and quality of the trees to be replaced, as approved by the Village Forester.
 - (3) In the case of those trees which were required to be preserved and protected, the applicant shall be required to replace any such trees with trees equal in diameter (measured 12" from the base) if the tree which is lost is 6" or less in diameter, provided such trees are commercially available. If any such tree is greater than 6" in diameter, or otherwise is not commercially available, then the developer must replace any such lost tree with trees with a minimum diameter of five inches and equaling in number the figure reached by dividing the diameter of the tree which is lost by five (and rounded up if it results in a fraction of .5 or above and down if it results in a fraction less than .5) (e.g. if a 15" tree is lost, it would have to be replaced with 3 trees with each to have a minimum diameter of 5" or better, with all diameters to be measured 12" above the ground).



- e. As set forth above, there will be instances when the developer is required to replace trees during the two-year maintenance period and, as a result, the Village will be afforded less than two years to monitor the health and vigor of these trees in order to ensure that it will be assuming responsibility for trees which will continue to flourish. Therefore, prior to the expiration of the two-year maintenance period and prior to the release of the letter of credit or other security required by Section VII of this Ordinance, for each tree which has been in the ground less than two years at the expiration of the two-year maintenance period the developer shall be required to deposit with the Village a tree guarantee in the form of a cash bond, which shall be held for a period of two years following the expiration of said two-year maintenance period.
- (1) The purpose of the required cash bond shall be to ensure against loss due to improper planting techniques, disease or lack of proper maintenance by the developer.
 - (2) The amount of the required cash bond shall be equal to 125% of the then current replacement cost of each tree to be guaranteed.
 - (3) At least four (4) months prior to the expiration of the required maintenance period, the Village Forester, using the record of tree replacement dates, shall prepare a report to the Village Engineer listing those trees for which a cash bond is required. This report shall include the date the tree was planted, the current replacement cost of the tree, and the current condition of the tree.
 - (4) The developer shall be notified in writing by the Village Engineer of the required amount of the cash bond. Said notice shall include a copy of the Village Forester's detailed report. Any disagreement between the developer and the Village Forester regarding the number of trees to be guaranteed or the required amount shall be resolved by the Village Engineer not less than two (2) months prior to the expiration of the required maintenance period and the expiration of the required letter of credit or other security.
 - (5) Not less than one (1) month prior to the expiration of the required maintenance period and the expiration of the required letter of credit or other security, if the developer has not deposited the required cash bond with the Village, the amount of said cash bond shall be drawn from the developer's security to be held by the Village for the purposes herein set forth.
 - (6) For all such trees for which a cash bond has been deposited with the Village, the Village Forester shall continue to conduct inspections on a periodic basis. The findings of the Village Forester shall be reported to the Village (with a copy to the developer) with specific requirements for corrective action. Corrective action of a maintenance nature shall be immediately implemented by the Village at its own expense. If, however, the only proper corrective action, in the opinion of the Village Forester, is replacement, the cost for such replacement shall be drawn from the cash bond following written notice to the developer and, after replacement, any funds remaining for that tree shall be released to the developer. Notice shall be given by depositing the same in the U.S. mail, postage prepaid, addressed to the developer or his authorized agent at such address as is shown on the then most current records of the Village. Receipt of such notice shall be conclusively presumed from proof of mailing.



- (7) At the end of the two-year period following the expiration of the two-year maintenance period, any cash bond funds remaining on deposit with the Village as a tree guarantee shall be released to the developer.

G. Subdivision Fences and Entryway Monuments

Subdivision fences and entryway monuments are hereby permitted subject to the following regulations. Subdivision fences and entryway monuments are intended to be utilized as decorative gateway features and to buffer rear and side yards from arterial streets. Subdivision fences and entryway monuments are not intended to enclose subdivisions and are not allowed as gates either for private or public streets.

1 Location of Subdivision Fences and Entryway Monuments

- a. Subdivision fences shall be located on private property along the perimeter of subdivision and are allowed only when adjacent to an arterial street.
- b. Subdivision fences and entryway monuments shall be located in a dedicated fence, sign, or entryway easement and shall not be located in a public right-of-way.
- c. Subdivision fences or entryway monuments shall not be located in a clear sight triangle defined as the area formed by two intersecting right-of-way lines (or easement/property lines for private streets) and a diagonal line connecting two points located along each right-of-way 25 feet from the point of intersection or as may otherwise be determined appropriate by the Village Engineer.

2. Standards for Subdivision Fences and Entryway Monuments

- a. Subdivision fences and entryway monuments shall not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
- b. The primary materials for a subdivision fence or entryway monument shall be limited to masonry, wrought iron, or similar materials. Additional materials may be used as decorative detail subject to the approval of the Board of Trustees.
- c. Signs located on subdivision fences or entryway monuments shall be restricted to entryways and shall comply with the Sign Regulations of the Village of Burr Ridge.
- d. Subdivision fences and entryway monuments shall not interfere with established or proposed drainage patterns as determined by the Village Engineer.
- e. For each one foot wide segment extending over the length and height of a subdivision fence, 50 percent of the surface area must be open and afford direct views through the fence.

3. Procedures for Approval of Subdivision Fences and Entryway Monuments

- a. Plans and specifications for subdivision fences and entryway monuments which are proposed for new subdivisions should be submitted for staff review with the final landscape plans and submitted for review and approval by the Board of Trustees
- b. Subdivision fences and entryway monuments proposed for existing subdivisions are subject to the approval of the Village of Burr Ridge Board of Trustees.



- c. A permit shall be obtained prior to the construction of the fence.
- 4. Maintenance of Subdivision Fences and Entryway Monuments
 - a. Maintenance, repair, and replacement of a subdivision fence and entryway monuments shall be the responsibility of the homeowners association unless otherwise authorized by the Board of Trustees.
 - b. The structural integrity, the appearance of subdivision fences and entryway monuments, and maintenance of surrounding landscaping shall be continuously maintained in a manner consistent with the approved fence elevations and plans.
 - c. Covenants shall be recorded delineating the homeowners responsibilities for maintenance, repair, and replacement of subdivision fences and entryway monuments. Said covenants shall grant to the Village of Burr Ridge the right (but not the duty) to maintain, replace, or repair such fences upon failure to do so by the responsible private party and to record a lien against properties within the subdivision for failure to reimburse the Village for such costs. Subdivision Entryway Guidelines

H. Subdivision Entryway Guidelines

The following subdivision entryway guidelines are provided for the purpose of establishing common elements between subdivisions that will make the subdivision entryways uniquely identifiable as Burr Ridge Subdivisions. Entrances to major residential subdivisions shall be designed based on the following guidelines and subject to the approval of the Board of Trustees. For purposes of this subsection, only, major residential subdivisions shall generally include those that have new streets and have an entryway intersecting an existing collector or arterial street. These are general guidelines only and the Board of Trustees may approve alternative materials or designs if such materials or design are determined to be consistent with the purpose of these guidelines.

- 1. Architectural Features: Entrances should include interesting and attractive architectural features including some or all of the following elements:
 - a. Low walls
 - b. Piers or pilasters
 - c. Ornamental steel fences and/or gates
 - d. Ornamental lights.
- 2. Materials: The color of materials comprising the architectural elements of the entries shall be natural and the materials shall be limited to the following:
 - a. Stone
 - b. Brick
 - c. Architectural poured-in-place concrete
 - d. Precast concrete



3. Prohibited Materials: The following materials will not be allowed as part of the entry features:
 - a. Plywood
 - b. Corrugated or pre-engineered metal
 - c. Unfinished concrete masonry units
 - d. Plastics
4. Lighting: Signage and architectural features shall be externally lit by well-hidden light sources. Ornamental lighting features may be used.
5. Signage Text: Entryway signs shall be for subdivision identification purposes only. Entryway signs should not include complex directional information or any form of advertisement. Entryway signs shall include the words “Burr Ridge” (for example, “Oak Subdivision of Burr Ridge”). All subdivision entryway signs shall be subject to the regulations of the Village of Burr Ridge Sign Ordinance, No. 923. (Amended by A-894-1-02)
6. Landscape Planting: Planting associated with entrance features shall include a rich variety and mixture of plant materials. A careful mixture of plants shall be used to provide interest in all four seasons of the year. Plant materials shall include some or all of the following:
 - a. Shade Trees
 - b. Ornamental (Flowering Trees)
 - c. Evergreen Trees
 - d. Flowering and Evergreen Shrubs
 - e. Ground Covers
 - f. Perennial and annual flowers